

**'Padua', 11 Willowfield Park,
Goatstown, Dublin 14, D14 FP98**



This three bedroomed semi-detached (built c.1956) family home of c.122 sq.m. (c.1,312 sq.ft.) including Garage, is a canvas awaiting a personal touch to transform it into a modern haven, in a highly sought-after neighbourhood. Located just off Goatstown Road 'Padua' presents a unique opportunity for a buyer looking to put their stamp on a property through modernization and allows the new owners the freedom to bring their vision of a new modern home to life.

The property benefits from a sunny South facing walled back garden, stretching an impressive 130 feet in length, providing ample space for outdoor activities, gardening, and potential extension (subject to any necessary planning consents). This fantastic garden has enormous potential for creating a stunning outdoor space tailored to the new owner's preferences.

This very sought after neighbourhood is within easy distance of a host of amenities including Airfield Estate, Deerpark, shopping at Stillorgan Village, Dundrum Town Centre & Beacon South Quarter. Transport is well catered for with LUAS at Dundrum, a bus service on Goatstown Road, bus terminus in Clonskeagh Village, and there is very easy access to the M50 & N11. UCD is just a short stroll away and is served by a bicycle lane. A number of fine schools are nearby including Our Lady's Grove, Mount Anville, St Kilians & Oatlands.



Hall:

5.13 x 2.52

Living room:

3.81 x 3.45

With tiled fireplace. Picture rail. Sliding double doors to Dining room.

Dining room:

3.79 x 3.49

With tiled fireplace with fitted stove. Door to garden.

Kitchen / B'fast room:

5.26 x 2.48

With fitted presses. Door to Garage and garden.

Store:**Bedroom 1:**

3.96 x 3.49

Bedroom 2:

3.85 x 3.48

Bedroom 3:

2.76 x 2.51

Bathroom:

With bath & washbasin in vanity unit. Ceramic wall tiles.

Separate w/c:

Ceramic wall tiles.

Attic:

6.96 x 5.30

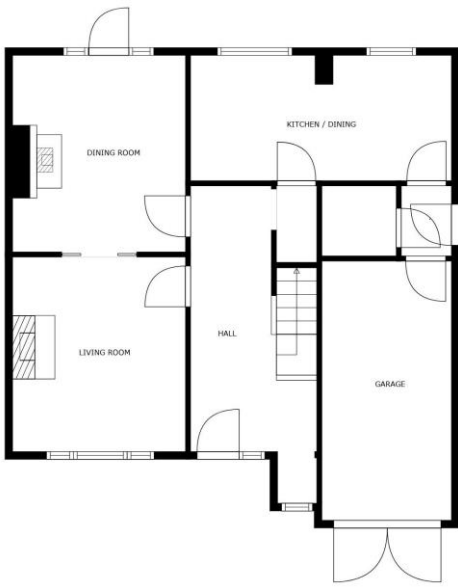
Floored attic with roof light.

Garage

5.17 x 2.53

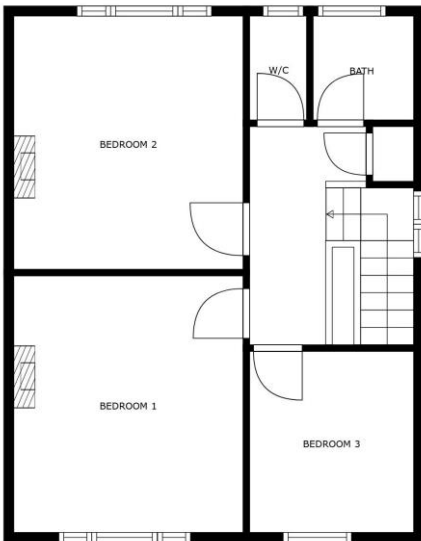
With double doors. Suspended ceiling with recessed ceiling lights. Plug points.





Gross Internal Area:
 c.122 sq.m.
 (c.1,312 sq.ft.)
 including Garage.

B.E.R.:
 F
 No. 117525626
 EPI: 422.51 kWh/m²/yr



Floorplans for identification only – Not to Scale.

Some Features:

- 130' long South facing back garden
- Garage
- Side entrance
- Floored attic
- Panelled internal doors
- Mature residential area
- Private off street parking
- Close to several schools



Negotiators:
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